

**TRANSFER
TAX
PAID**

WARRANTY DEED

38-73
15010

LESTER T. JOLOVITZ of Waterville, County of Kennebec and State of Maine for consideration paid, grants to **WATERVILLE AREA HABITAT FOR HUMANITY, INC.**, P. O. Box 1972, Waterville, County of Kennebec and State of Maine 04903-1972 with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situate in Waterville, County of Kennebec, State of Maine bounded and described as follows, to wit:

Commencing on the southerly side of Barnet Avenue at a steel pin and the northwest corner of land now or formerly of Charles Lakin and Penney Floyd; thence N 78°06' W along the southerly line of Barnet Avenue a distance of 100 feet, more or less, to the northeast corner of land now or formerly of Rudolph and Daisy Michaud; thence S 12°06' W along the easterly line of said Michauds a distance of 141.3 feet, more or less, to an iron rod; thence S 78°09' E a distance of 100 feet, more or less, to a steel pin and the southwesterly corner of said Lakin and Floyd; thence N 12°06' E a distance of 141.2 feet, more or less, to the point of beginning.

Meaning and intending to convey Lot #1 as shown on plan entitled Subdivision of Land of Lester T. Jolovitz approved by the Waterville Planning Board on May 23, 1983 and recorded in Kennebec Registry of Deeds File #E-83062.

Being part of the premises conveyed to Lester T. Jolovitz from Green Acres, Inc. by warranty deed dated August 23, 2002 and recorded in Kennebec Registry of Deeds Book 7068, Page 201.

This conveyance is made subject, however, to the following restrictions which will be binding upon the said grantee and all persons claiming or holding under said grantee:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

2. That no house for more than one family and costing less than Forty Thousand Dollars (\$40,000.00) shall be built on Lot #1 and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.

(2) P. Jolovitz

3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.

4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

6. That if the owner of two or more contiguous lots purchased from Lester T. Jolovitz desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

7. The grantor herein does not hold himself responsible for the enforcement of the aforementioned restrictions.

This conveyance is made subject, however, to a fifteen (15) foot wide easement, located in the northeasterly portion of Lot #1, to Waterville Sewerage District, dated February 7, 1991 and recorded in Kennebec Registry of Deeds Book 3867, Page 56.

WITNESS my hand and seal on September 1, 2004.

Tanni L. Harding
WITNESS

Lester T. Jolovitz
Lester T. Jolovitz

STATE OF Maine
Kennebec, ss.

September 1, 2004

Then personally appeared the above named Lester T. Jolovitz and acknowledged the foregoing instrument to be his free act and deed.

Received Kennebec SS.
09/07/2004 9:54AM
Pages 2 Attest:
BEVERLY DUSTIN-WATHEWAY
REGISTER OF DEEDS

Before me,

Tanni L. Harding
Notary Public



TANNI L. HARDING
Notary Public, State of Maine
My Commission Expires September 11, 2008